

027.0

0002

0012.0

Map

Block

Lot

1 of 1

Residential

CARD

ARLINGTON

APPRAISED:

Total Card / Total Parcel

954,200 / 954,200

USE VALUE:

954,200 / 954,200

ASSESSED:

954,200 / 954,200



## PROPERTY LOCATION

No	Alt No	Direction/Street/City
62-64		OXFORD ST, ARLINGTON

## OWNERSHIP

Owner 1:	LANE MARILYN E	Unit #:	
Owner 2:			
Owner 3:			

Street 1: 62 OXFORD STREET

Street 2: C/O MARILYN E HARRINGTON

Twn/City: ARLINGTON

St/Prov: MA	Cntry:	Own Occ: N
Postal: 02474		Type:

## PREVIOUS OWNER

Owner 1:	
Owner 2:	
Street 1:	
Twn/City:	
St/Prov:	Cntry:
Postal:	

## NARRATIVE DESCRIPTION

This parcel contains 4,950 Sq. Ft. of land mainly classified as Two Family with a Multi-Garden Building built about 1916, having primarily Wood Shingle Exterior and 2402 Square Feet, with 2 Units, 2 Baths, 0 3/4 Bath, 0 HalfBath, 11 Rooms, and 4 Bdrms.

## OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

## PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R2	TWO FAMIL	100	water		
o				Sewer		
n				Electri		
Census:				Exempt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

## LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
104	Two Family		4950		Sq. Ft.	Site		0	80.	1.15	1									454,802						454,800	

## IN PROCESS APPRAISAL SUMMARY

Legal Description								User Acct
								18448
								GIS Ref
								GIS Ref
								Insp Date
								10/14/17

Total Card / Total Parcel  
954,200 / 954,200  
954,200 / 954,200  
954,200 / 954,200



## USER DEFINED

Prior Id # 1:	18448
Prior Id # 2:	
Prior Id # 3:	
Date	Time
12/10/20	17:42:12
PRINT	
LAST REV	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

## PREVIOUS ASSESSMENT

Parcel ID								
027.0-0002-0012.0								
Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value
2020	104	FV	494,500	4700	4,950.	454,800	954,000	954,000
2019	104	FV	384,200	4700	4,950.	483,200	872,100	872,100
2018	104	FV	384,200	4700	4,950.	352,500	741,400	741,400
2017	104	FV	360,500	4700	4,950.	307,000	672,200	672,200
2016	104	FV	360,500	4700	4,950.	261,500	626,700	626,700
2015	104	FV	321,400	4700	4,950.	255,800	581,900	581,900
2014	104	FV	321,400	4700	4,950.	210,300	536,400	536,400
2013	104	FV	334,300	4700	4,950.	200,100	539,100	539,100

## SALES INFORMATION

TAX DISTRICT			PAT ACCT.		
Grantor	Legal Ref	Type	Date	Sale Code	Sale Price
	13379-58		1/1/1901	Family	No No N

BUILDING PERMITS												ACTIVITY INFORMATION											
Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment	Date	Result	By	Name											
4/25/2018	479	Insulate	8,319	C					10/14/2017	MEAS&NOTICE	KB	Kevin B											
1/22/2003	43	Redo Kit	15,000						4/30/2009	Measured	163	PATRIOT											
10/25/2000	920	Porch	10,000	C				REBUILD 2STY RR PO	7/28/2005	Inspected	BR	B Rossignol											
									4/5/2000	Inspected	264	PATRIOT											
									10/1/1999	Mailer Sent													
									10/1/1999	Measured	267	PATRIOT											
									8/9/1993		AJS												

Sign: VERIFICATION OF VISIT NOT DATA / / /

**EXTERIOR INFORMATION**

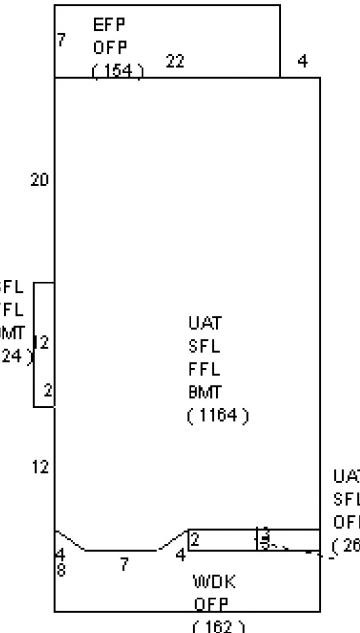
Type:	13 - Multi-Garden
Sty Ht:	2A - 2 Sty +Attic
(Liv) Units:	2 Total: 2
Foundation:	2 - Conc. Block
Frame:	1 - Wood
Prime Wall:	1 - Wood Shingle
Sec Wall:	%
Roof Struct:	2 - Hip
Roof Cover:	2 - Slate
Color:	BROWN
View / Desir:	

**BATH FEATURES**

Full Bath:	2	Rating: Average
A Bath:		Rating:
3/4 Bath:		Rating:
A 3QBth:		Rating:
1/2 Bath:		Rating:
A HBth:		Rating:
OthrFix:		Rating:

**COMMENTS**

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**SKETCH****GENERAL INFORMATION**

Grade:	C - Average
Year Blt:	1916
Eff Yr Blt:	
Alt LUC:	
Alt %:	
Jurisdct:	G4
Fact:	.
Const Mod:	
Lump Sum Adj:	

**INTERIOR INFORMATION**

Avg Ht/FL:	STD
Prim Int Wall:	2 - Plaster
Sec Int Wall:	%
Partition:	T - Typical
Prim Floors:	3 - Hardwood
Sec Floors:	%
Bsmnt Flr:	12 - Concrete
Subfloor:	
Bsmnt Gar:	
Electric:	3 - Typical
Insulation:	2 - Typical
Int vs Ext:	S
Heat Fuel:	2 - Gas
Heat Type:	5 - Steam
# Heat Sys:	2
% Heated:	100
% AC:	
Solar HW:	NO
Central Vac:	NO
% Com Wall	% Sprinkled:

**CONDOS INFORMATION**

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

**DEPRECIATION**

Phys Cond:	AG - Avg-Good	26.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	26.4	%

**CALC SUMMARY**

Basic \$ / SQ:	170.00
Size Adj.:	1.08713567
Const Adj.:	1.01949608
Adj \$ / SQ:	188.416
Other Features:	113500
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	672144
Depreciation:	177446
Depreciated Total:	494698

**BATH FEATURES**

Full Bath:	2	Rating: Average
A Bath:		Rating:
3/4 Bath:		Rating:
A 3QBth:		Rating:
1/2 Bath:		Rating:
A HBth:		Rating:
OthrFix:		Rating:

**RESIDENTIAL GRID**

1st Res Grid	Desc: Line 1	# Units: 1
Level	FY LR DR D K FR RR BR FB HB L O	
Other		
Upper		
Lvl 2		
Lvl 1		
Lower		
Totals	RMS: 11 BRS: 4 Baths: 2 HB	

**REMODELING**

Exterior:	
Interior:	
Additions:	
Kitchen:	2003
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

**RES BREAKDOWN**

No Unit	RMS	BRS	FL
1	6	2	
1	5	2	
<b>Totals</b>		2	11 4

**SUB AREA****SUB AREA**

Code	Description	Area - SQ	Rate - AV	Undpr Value	Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
SFL	Second Floor	1,214	188.420	228,737						
BMT	Basement	1,188	56.520	67,152						
FFL	First Floor	1,188	188.420	223,838						
OPP	Open Porch	342	21.740	7,435						
UAT	Upper Attic	298	75.370	22,422						
WDK	Deck	162	12.410	2,010						
EFP	Enclos Porch	154	45.780	7,050						
	Net Sketched Area:	4,546	Total:	558,644						
Size Ad	2402	Gross Are	5438	FinArea	2402					

**IMAGE****MOBILE HOME**

Make: [ ] Model: [ ] Serial #: [ ] Year: [ ] Color: [ ]

**SPEC FEATURES/YARD ITEMS**

Code	Description	A Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
3	Garage	D	Y	1 19X19	A	AV	1916	21.93	T	40	104			4,700			4,700

More: N

Total Yard Items:

4,700

Total Special Features:

Total:

4,700